

ITALIAN VILLAGE SPECIAL MEETING MINUTES

Tuesday, May 4, 2015

12:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Commissioners Present: Todd Boyer, David Cooke (opened the meeting as Acting Chairperson, began with Item #2), Ben Goodman, Jason Sudy, (arrived 12:14 p.m. & assumed duties of Chairperson for Items # 1 & 3), Charmaine Sutton

Commissioners Absent: Rex Hagerling, Josh Lapp

City Staff Present: Connie Torbeck, Randy Black

I. CALL TO ORDER (12:05 p.m.)

II. SWEARING IN OF CITY STAFF

III. IDENTIFICATION OF COMMISSIONERS PRESENT

IV. SPECIAL MEETING IN ACCORDANCE WITH CITY CODE AND COMMISSION BYLAWS

City Code Chapter 3119.33 Italian Village Commission Organization

As soon as convenient, after the members are appointed by the mayor, the commission shall meet and organize by the election of a chairman and secretary. The commission shall adopt bylaws governing its procedure and provide for regular and special meetings. The commission shall take official action only by a vote of a majority of the members voting on the question on the table, during a public meeting at which there is a quorum. A quorum exists when a majority of the members appointed to and serving on the commission are physically present at the meeting. All commission meetings shall be open to the public. A record of proceedings shall be maintained and available for inspection. Notices of all commission meetings shall be published in the City Bulletin. (Ord. 2229-04 § 6 (part).)

Italian Village Commission Bylaws: ARTICLE VII (1): Procedures

The Chairman shall cause an agenda to be developed and available to all members five days in advance of each meeting. The agenda shall include each application for a Certificate of Appropriateness listing the applicant's name, address of the property in question and the nature of the change desired. Other agenda items dealing with demolitions, zoning changes, or other issues which come under the purview of the Commission shall also be listed. Additional items may be added to the agenda at the Chairman's discretion at any time. Applications for Certificates of Appropriateness shall be considered first in order of application at all regular Commission meetings. Other agenda items may be considered in any order, at the Chairman's determination, at Special and Emergency Meetings and at regular meetings after all Applications for Certificates have been considered.

V. APPROVAL OF MINUTES – April 14, 2015 - Special Meeting

MOTION: Sudy/Cooke (4-0-0) APPROVED

VI. APPLICATION REVIEW

1. 15-4-14 (Parking Lot Landscape Plan)

995 North Fourth Street

Brad Parish/Architectural Alliance (Applicant)

Capitol Equities (Owner)

Prior to review of Application #15-4-14, Commissioner Boyer noted the need to abstain from the proceedings and exited the room.

Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application #15-4-14, 995 North Fourth Street, as submitted, with all clarifications, as noted.

Modify Existing Front/East Parking Lot

- Modify the existing front/east parking lot to conform to zoning code and Italian Village Guidelines.
- Front/east parking lot provides 22 parking spaces at 45 degree angle, entering from Punta Alley and exiting on Third Avenue.
- Applicant is to submit revised site plans to Historic Preservation Office staff, for final review and approval by Commissioner Sudy, based on discussion at the May 4, 2015 special meeting, prior to issuance of a Certificate of Appropriateness.
- Revised drawings should include, 1) a study of the locations of the bike parking, handicap parking, and scooter parking; 2) An increase in the area of landscaping, especially at the triangle corners; 3) Steel rather than aluminum fencing is preferred.
- The final design and materials for the patio area is not approved at this time.

MOTION: Cooke/Goodman (3-0-1 [Boyer]) APPROVED

2. 15-4-32 (Conceptual Review/Signage)

920 North High Street

Sketch Blue (Applicant)

Emerald Light Investments, LTD (Owner)

Signage

- First conceptual review of signage package for Donatos (new construction), per the submitted renderings.

Following the presentation by the applicants, Acting Chairperson Cooke opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

Ben Goodman:

- It seems that the types of illuminated signage being proposed are in accordance with Short North Design Guidelines (Open face LED channel letters with the look of exposed neon; Halo illuminated channel letters).
- Could be supportive of some of the brick applied graphics because they are tone-on-tone and not illuminated.
- Has some concerns about the vertical “Donatos” on the front because it is not tone-on-tone and is illuminated. Could possibly support if it had a “distressed” look. Possibly better to be horizontal format.
- The “Pizza Love” on the awning seems inconsistent with past approvals of signage by the Commission.

Todd Boyer:

- Appreciates all of the different scales of the proposed signage package. It also approaches the artistic side, which is a positive.
- The vertical Donatos on the front and some of the tone-on-tone signage seems “billboard-like”, which the Commission has generally approved only as a temporary signage, such as the art murals.
- The pizza design on the front door is a good art piece.
- No issues with the proposed projecting signs or the scale of the “920” above the door.
- The “1963, Pizza Love”, etc. also seems too billboard like, even though they are tone-on-tone.
- Finds the “distressed” look approach interesting, but wonders how it would work on a modern building.

Jason Sudy:

- Also has concerns about the larger signage pieces. The use of tone-on-tone could possibly make some of the larger signs appropriate.
- Agrees that the verbiage such as “1963, Pizza Love”, “Craveable”, etc. is not consistent with past approvals, and concerned about the precedent it would set.
- The inclusion of website addresses is not generally approved.

David Cooke:

- Appreciates the diversity of the signage package.
- Appreciates the dedicated space for art/murals.

- Thinks the proposed projecting signs are appropriate.
- Would be supportive of a painted on “Donatos” if it had a weathered/aged look. Donatos has been at this location for a long time.
- The current signage package exceeds the allowed square footage for signage, so the overall package needs to be considered closely.
- Thinks the text on the door/window is fine, although it seems excessive.
- Would not support the “pizza love” on the front awning or the website on the rear awning.

Charmaine Sutton:

No comments.

NO ACTION TAKEN

3. 15-3-17 (Conceptual Review/New Construction)

NW crnr. First Ave. & Mt. Pleasant Ave. (formerly 32-36 E. First Ave.) & 921 Mt. Pleasant Ave.

Mike Fitzpatrick & Jeff Meacham (Applicants)

Tom Hilt (Owner)

New Construction/New Townhomes

- Construct two (2) new, two-story, brick townhomes, facing onto E. First Avenue, per the submitted site plan and elevation drawings.
- Construct new four-car garage, with two (2) residential units above, per the submitted site plan.

New Addition to 921 Mt. Pleasant Avenue

- Construct a new one-car garage addition, with terrace above, per the submitted site plan.

Following the presentation by the applicants, Acting Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.

Commissioner Comments

David Cooke:

- Appreciates that the setback of the proposed townhomes is now in alignment with the existing, neighboring house.
- Has concerns about the massive stairs and entrance canopy at the corner of First Avenue and Mt. Pleasant Avenue. Not familiar characteristics of the neighborhood. Consider fewer steps. Need to see any hand railings.
- The cornice of the townhomes don't seem to integrate well into the contemporary corner tower.
- Intrigued by, but not quite sure about the change to the garage, with rooftop terrace. In a way, seems artsy and quirky, but has concerns about the visibility of bikes, grill, etc. that may be stored there.
- There is a lot of railing and steps on the 921 Mt. Pleasant Avenue house. Has an overall concern about porches and steps coming too far out of the ground.

Ben Goodman:

- Does not have an issue with the vernacular of the townhomes, it just seems a bit out of place within this context (e.g., heavy brackets).
- Has some concerns with how the vernacular moves around the corner to Mt. Pleasant Avenue. The tower/corner does not feel like it fits with the townhomes or the Mt. Pleasant house or other houses within the neighborhood.
- Agrees that the First Avenue steps are too large and need a hand rail.
- Happy to see a depressed lower level as part of the concept.
- Could be supportive of a garden entry.
- Thinks the carriage units should borrow from the vernacular of the First Avenue townhomes, not from the Mt. Pleasant Avenue house.
- It feels like there are three different vernaculars going on at the corner building when there should really be just one.

- Thinks it's okay for the vernacular to change on the garage/terrace. The proposed patio on the roof does not feel appropriate.
- The railings and proportion of the columns of the porch on Mt. Pleasant Avenue seem too big.
- Not supportive of the exposed parking pad at the curb cut on Mt. Pleasant. Would like to see the curb cut minimized.

Todd Boyer:

- Is in general agreement with comments of other Commissioners.
- The corner piece seems to be the catalyst. If it is to be a different vernacular, it needs to be the piece that is added on rather than the townhomes having the appearance of the added on piece. Maybe the scale needs to come down. This could also apply to the rear of the corner tower. Would like to just see that whole piece simplified.
- Agrees that it could work to have the carriage units follow the vernacular of the townhomes. If not, would reduce the large windows and dormers.
- Not sure if he could support the terrace on the garage roof.
- Would like to see the scale of the porch columns and railings reduced at the 921 Mt. Pleasant Avenue property.

Jason Sudy:

- The curb cut issue on Mt. Pleasant Avenue is largely improved since the last presentation.
- Consider different materials for the paving area, e.g., permeable pavers. Create more the feel of a courtyard.
- The fence/screen on Mt. Pleasant Avenue seems like part of the architecture. Would like to see a detail of the design and materials.
- Is only in support of accessing the new units from Mt. Pleasant Avenue because the existing house on Mt. Pleasant Avenue is already accessed by a curb cut on Mt. Pleasant Avenue. Would advocate for access to the new units from the alley on the side, if that were possible. But, it does not appear to be possible.

Charmaine Sutton:

- On first impression, would be opposed to having the townhomes and carriage units under separate owners. Thinks it would be a lot of density on these lots for four separately owned/occupied units.
- Architecturally, in agreement with comments of other Commissioners.

NO ACTION TAKEN

Following the above noted discussion, at the request of the Applicant, a motion for Conditional Approval was made, and votes recorded, as noted:

Based on the revised drawings submitted for the May 4, 2015 Italian Village Commission special meeting, the Commission grants conditional approval of Application #15-3-17, NW crnr. First Ave. & Mt. Pleasant Ave. (formerly 32-36 E. First Ave.) & 921 Mt. Pleasant Ave., for the construction of two new townhomes, a new garage with two carriage units above, and a new garage for the existing house at 921 Mt. Pleasant Avenue, with all clarifications, as noted.:

- All final details to return to the Italian Village Commission for final review and approval, including building materials, architectural styles, building heights, and paving materials.
- The proposed curb cut on Mt. Pleasant Avenue is to be a maximum of 25 feet in width.

Note: A Certificate of Appropriateness will be issued upon final approval by the Italian Village Commission of elevation drawings and any/all details, building materials, and finishes.

MOTION: Cooke/Boyer (6-0-0) CONDITIONAL APPROVAL GRANTED

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

MOTION: (Cooke/Sutton) 4-0-0 ADJOURNED (1:04 p.m.)

To reconvene at 1086 North Fourth Street at 1:30 p.m. for site visit

X. CALL TO ORDER (1:22 p.m.) at 1086 North Fourth Street

Commissioners Present: Todd Boyer, David Cooke (left 1:47 p.m.), Ben Goodman, Rex Hagerling, Jason Sudy, Charmaine Sutton

Commissioners Absent: Josh Lapp

City Staff Present: Connie Torbeck, Randy Black

Applicants Present: Kevin Lykens, Tim Lai

**4. 15-3-19 (Conceptual Review/Demolition & New Construction)
1086 North Fourth Street – Budd Dairy Redevelopment**

Tim Lai (Applicant)

Lykens Companies (Owner)

- *The Commission, City Staff, property owner, and project architect viewed the exterior and interior of the main building of the Budd Dairy as well as the adjoining warehouse buildings. Photographs were taken. One warehouse building was occupied and not accessible. The Commission then entered and viewed the interior of the former Durable Slate building at 1050 N. Fourth Street.*

The site visit was adjourned at 2:05 p.m.